

**CALENDAR ITEM
C42**

A 1
S 1

04/23/15
PRC 5856.1
B. Terry

REVISION OF RENT

LESSEE:

Walsh Family LLC, dba North Tahoe Marina
7360 North Lake Boulevard
Tahoe Vista, CA 96145

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 7360 North Lake Boulevard, Tahoe Vista, Placer County

AUTHORIZED USE:

Continued use and maintenance of a commercial marina facility with fueling facility, pump out station, boat ramp, 30 boat slips, 48 mooring buoys, and two marker buoys.

LEASE TERM:

25 years, beginning June 5, 2005.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease and recommends that the minimum rent be revised from \$15,000 per year to \$17,765 per year, effective June 5, 2015.

OTHER PERTINENT INFORMATION:

1. On December 14, 2006, the Commission authorized a General Lease – Commercial Use for a commercial marina with a fueling station, pump out station, boat ramp, 30 boat slips, 48 mooring buoys, and two marker buoys. That lease will expire on June 4, 2030. On August 11, 2009, the Commission authorized a sublease for the operation of the marina facility. On June 23, 2011, the Commission authorized an amendment of the lease for annual maintenance dredging of up to 750 cubic yards of material. On August 14, 2012, the Commission authorized the revision of minimum annual rent from \$11,900 to \$15,000.

CALENDAR ITEM NO. **C42** (CONT'D)

2. Staff has conducted the rent review called for in the lease and recommends the revision of rent.
3. The staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

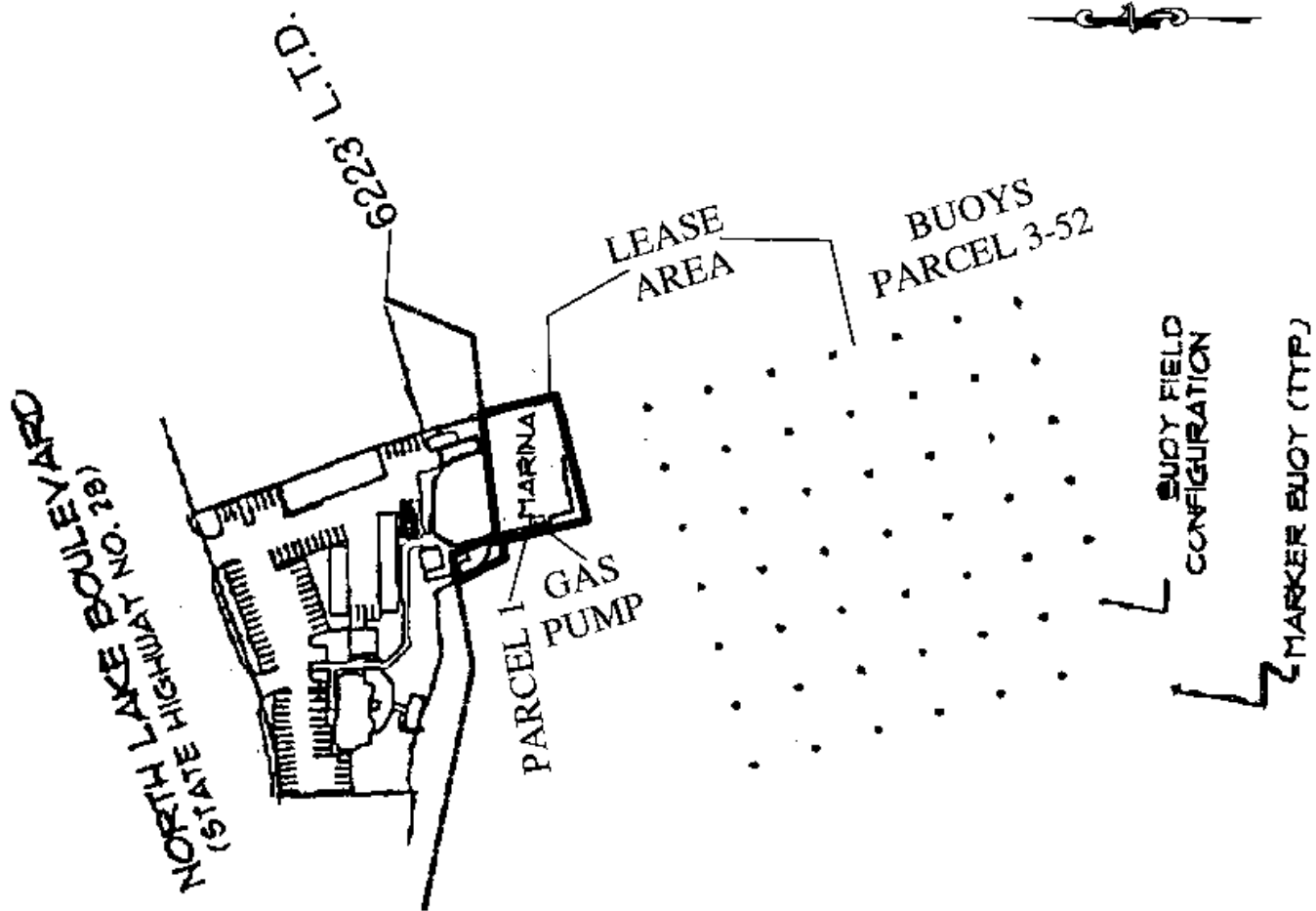
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

Approve the revision of minimum rent for Lease No. PRC 5856.1 from \$15,000 per year to \$17,765 per year, effective June 5, 2015.

NO SCALE

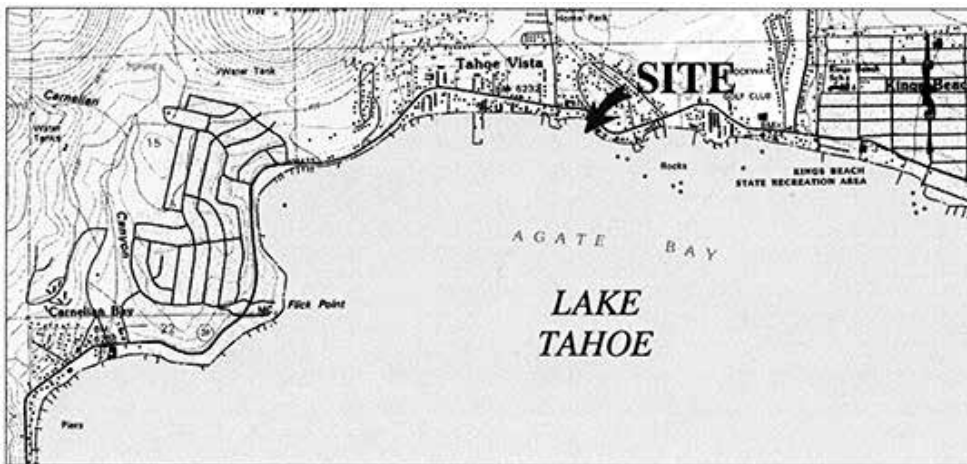
SITE



7360 North Lake Boulevard, Tahoe Vista

NO SCALE

LOCATION

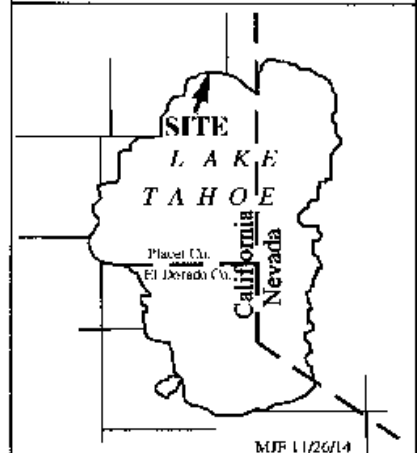


MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit A

PRC 5856.1
WALSH FAMILY LLC
DBA NORTH TAHOE MARINA
APN 117-130-053
GENERAL LEASE -
COMMERCIAL USE
PLACER COUNTY



MJF 11/26/14